047.0	0001	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,076,800	/	1,076,800
USE VALUE:	1,076,800	/	1,076,800
ASSESSED:	1,076,800	/	1,076,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANNEAR MICHAEL J/TRUSTEE
Owner 2:	ANTHONY J ANNEAR FMLY IRR TR &
Owner 3:	LINDA A ANNEAR FMLY IRR TR
Street 1:	22 WEBCOWET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ANNEAR ANTHONY J-LINDA L -
Owner 2:	-
Street 1:	22 WEBCOWET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,700 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 2847 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6700.000	574,500	5,500	496,800	1,076,800
Total Card	0.154	574,500	5,500	496,800	1,076,800
Total Parcel	0.154	574,500	5,500	496,800	1,076,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.19 | /Parcel: 378.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	33083
GIS Ref	
GIS Ref	
Insp Date	07/13/18

!3964!

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	631,200	5500	6,700.	496,800	1,133,500	1,133,500	Year End Roll	12/18/2019
2019	104	FV	463,600	5500	6,700.	527,900	997,000	997,000	Year End Roll	1/3/2019
2018	104	FV	463,600	5500	6,700.	385,000	854,100	854,100	Year End Roll	12/20/2017
2017	104	FV	435,000	5500	6,700.	335,300	775,800	775,800	Year End Roll	1/3/2017
2016	104	FV	435,000	5500	6,700.	285,700	726,200	726,200	Year End	1/4/2016
2015	104	FV	388,000	5500	6,700.	279,500	673,000	673,000	Year End Roll	12/11/2014
2014	104	FV	388,000	5500	6,700.	229,800	623,300	623,300	Year End Roll	12/16/2013
2013	104	FV	403,600	5500	6,700.	218,600	627,700	627,700		12/13/2012

PRINT

Date	Time
12/10/20	19:04:46

LAST REV

Date	Time
04/13/20	14:15:30
mmcmakin	
3964	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANNEAR ANTHONY	60478-535		11/14/2012	Convenience	10	No	No		
	14744-374		10/1/1982		100,000	No	No		Y

USER DEFINED

Prior Id # 1:	33083
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2015	468	Wood Dec	2,500					
5/8/2001	270	Redo Bat	16,000	C		G3	GR FY03	REMODEL BATH
12/19/1997	751		17,000					REMODEL KIT/BATH
12/13/1996	644		1,500					8X10 DECK AND DOOR
11/1/1996	571		15,600					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Measured	DGM	D Mann
6/1/2015	Permit Insp	PC	PHIL C
4/14/2009	Measured	197	PATRIOT
2/29/2000	Measured	270	PATRIOT
8/17/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6700		Sq. Ft.	Site		0	80.	0.93	1									496,802						496,800	

Total AC/HA: 0.15381 | Total SF/SM: 6700 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 496,802 | Spl Credit | Total: 496,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05919719
Const Adj.:	1.00989902
Adj $ / SQ:	181.846
Other Features:	120749
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705723
Depreciation:	131265
Depreciated Total:	574459

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	97
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	6	3	
Totals			
2	13	7	

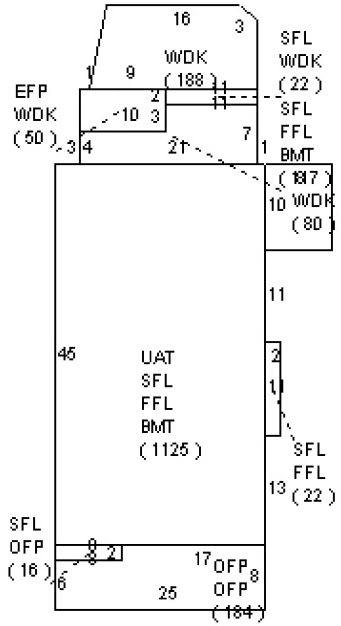
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.85
Special Features:	0	Val/Su Net:	118.14
Final Total:	574500	Val/Su SzAd	223.89

SKETCH



SUB AREA

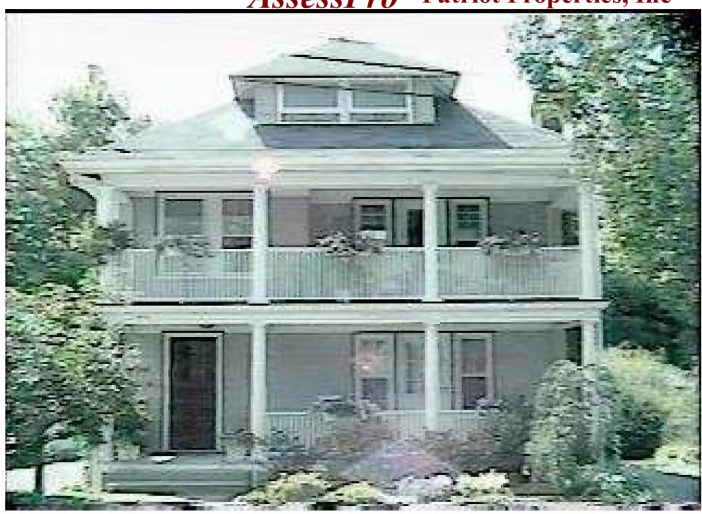
Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,302	181.850	236,763
FFL	First Floor	1,264	181.850	229,853
BMT	Basement	1,242	54.550	67,756
OFP	Open Porch	384	21.000	8,065
WDK	Deck	340	9.030	3,070
UAT	Upper Attic	281	127.290	35,801
EFP	Enclos Porch	50	73.320	3,666
	Net Sketched Area:	4,863	Total:	584,974
Size Ad	2566	Gross Are	5707	FinArea 2847

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	A	AV	1929	20.68	T	40	104			5,500			5,500
2	Frame Shed	D	Y	1	6X8	A	AV	1975	0.00	T	35.2	104						

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500